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MARY'S PARK ANNEXATION MOVES FORWARD

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Newsletter for November 2011, we described the city's plans for a new facility called "Mary's Park," 3-4 located on five acres at the southeast corner of the intersection of SE Old Moscow Road and SE Johnson Avenue. The land for this proposed park was donated by Herbert Neil, who passed away in 2009. In his will, Mr. Neil offered the property to the city on the condition that it be used as a public park. The will also specified that the name of the recreation area would be Mary's Park in honor of Mr. Neil's late wife. The City Council accepted this land donation in March of 2010.

Following this action by the City Council, the manager of the estate forwarded to the engineering division the various deeds which comprise the park property. Engineering staff review of these deeds confirmed what most observers had suspected—that a portion of the land (about 2.6 acres) is located outside the Pullman city limits. So, before the city could act on any proposal to develop this park in its entirety, it requires the Planning Commission

In the Planning Department had to annex the easterly part of the property.

> Each annexation proposal must be accompanied by a legal description (a written description of the boundaries of a property). Since the deeds provided through estate Mr. Neil's did not distinguish between the land inside the city limits and the land outside those limits, various individuals from the engineering division and a local surveying firm worked for more than a year to create the legal description. Earlier this fall, these individuals completed the task, and planning staff readied the annexation proposal for public review.

> This type of annexation request is processed in a straightforward manner. According to state law, "legislative bodies of code cities [i.e., the City Council] may by a majority vote annex territory outside the limits of such city whether contiguous noncontiguous for any municipal purpose when such territory is owned by the city." Prior to taking this step, the Pullman zoning code

pending annexations to the City."

The Planning Commission met to consider this annexation proposal on October 23. At this session, planning staff noted that the land under consideration is currently occupied by a vacant single family house, barns, and pasture. Staff also explained that the subject property is contained within the city's urban growth area approved as an amendment to the Pullman Comprehensive Plan earlier this year. growth area was created to accommodate urban development over the 50-year time horizon envisioned in the plan. The prezone classification for the parcel, which would take effect upon annexation, is R2 Low Density Multi-Family Residential. (The portion of the Mary's Park property that is currently located within the city limits is zoned R3 Medium Density Multi-Family Residential.) After listening presentation, staff's to the Commission briefly discussed the matter. It then voted unanimously to find the requested annexation consistent with the Comprehensive Plan.

Staff is now preparing the necessary documentation to transmit this annexation proposal to the City Council. The Council is expected to review this item at one of its November meetings.

If this property is incorporated into the city limits, there are several more steps that would be required before park development could begin. According to the zoning code, parks are "conditional uses" in residential zoning districts, so the city would need to acquire a conditional use permit from the Pullman Board of Adjustment. This permit is reviewed and acted upon during the course of a public hearing where citizen input on the proposal is solicited. Also, due to the proximity of this land to the South Fork of the Palouse River. the city would need to obtain a "substantial

to "review and make recommendations on development permit" to ensure that shoreline resources are adequately protected as the park is constructed. And finally, the park proposal would demand "site plan review," a process in which various city departments examine the construction plans to verify that the proposed land use would be served sufficiently by public infrastructure (e.g., roadways and utility lines) and would otherwise conform to local regulations.



Until such time as the Mary's Park property is authorized for use as a park, the city is using the land to store equipment.

The preliminary plan for facilities at Park Mary's includes an accessible playground (suitable for everyone regardless of abilities), green space for informal recreational activities, a picnic shelter, and The existing house on the restrooms. property could be used for a variety of functions, including Boy/Girl Scout events, art studio space, or instructional courses. A parking lot is planned for the existing graveled area adjacent to Johnson Avenue.

The public services department reports that, if all goes smoothly, initial development of Mary's Park is scheduled to occur in 2015. Watch for further information about this park proposal in future editions of this newsletter.

CITY TO CONSIDER HISTORIC REGISTER NOMINATIONS

The planning department has received two with a series of plaques attached to the requests to nominate properties to the Pullman Register of Historic Places. Both of these requests involve land owned by the city.

The first nomination pertains to the brickpaved portions of Palouse and Maple Streets on College Hill. Several road segments between downtown Pullman and "Washington State College" were paved with brick in 1913. Brick was selected as the road surface because it could be laid rapidly without skilled labor, it could be removed easily for utility line



The bricks in Maple Street (shown here) and Palouse Street have been in place for 100 years.

under work the street, the joints between the bricks provided a good foothold for horses extensively (used back then), and the year just east of bricks were slipgenerally o n resistant steeper slopes. Over time, the city the brick streets on College Hill asphalt pavement. Only Palouse and Maple Streets between Kamiaken

Street and Whitman Street retain their original brick surfaces. This nomination was submitted this summer by the College Hill Association.

The nomination entails the second Pullman Veterans' Memorial, located at the northeast corner of Spring and Main Streets. The memorial was built in 1950 in the form of It commemorates residents of an obelisk. Pullman who died in World War I, World War II, the Korean Conflict, and the Vietnam War the HPC considers the proposal relative to

The community donated about obelisk. \$1,000 for its original construction, various

businesses donated materials. and several citizens donated their time to build and install the object. nearby flag pole and surrounding landscaping sets the memorial apart from adjacent land uses. The WSU Visitor Center was constructed this



The Veterans' Memorial obelisk stands approximately 20 feet tall.

the memorial. This nomination was filed in September by John Anderson, a member of Pullman's Historic Preservation Commission (HPC).

The Pullman Register of Historic Places converted some of was established in 2010 as part of the city's Certified Local Government program for to historic preservation. According to city code, anyone can nominate a structure, property, or district to the register. In order to qualify, the place must be significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; it must have integrity; and it must be at least 50 years old, or of lesser age if it has exceptional importance.

> When the city receives a complete nomination form, planning staff schedules a public meeting for the HPC to entertain the Staff then disseminates a public request. notice of the scheduled meeting at least 30 days prior to the session. At the meeting,

the review criteria outlined in city code, and makes a final determination on the matter. If the decision is to approve the nomination, the property is added to the Pullman Register of Historic Places.

Placement on the Pullman Register is an honorary designation denoting the historical significance of the selected place. Once a property is listed on the register, the owner of the parcel must obtain approval from the HPC to alter the distinctive features of the site.

A key requirement for any nomination of

an individual property is written consent of As noted above, both of the the owner. current requests involve land owned by the Consequently, staff is preparing the necessary documentation to request action from the City Council on this question of At this stage, the Council is consent. scheduled to consider the brick streets nomination on November 12, and Veterans' Memorial nomination December 2. Further information on these proposals will be provided in subsequent issues of this newsletter.

ARMORY BUILDING RENOVATION COMING ALONG

Most passersby in the downtown area over the past month have noticed a fair amount of activity associated with the Pullman Armory building at 540 E. Main In July, local architect Craig Street. Beaumont submitted a site plan review application on behalf of the new owner, Kolde Properties, to renovate the threestory building for use as a mixed-use facility. The plans include approximately 15,800 square feet of commercial space along with seven loft apartments. application was approved by the city in September, and construction crews have been busy with the remodeling project since then.

The building, officially known as the Washington National Guard Armory, was built in the 1930s. It was used by the National Guard continuously until the property was placed on the real estate market last year.



This is one of several yoga and dance rooms being developed in the lowest floor of the Armory building.

The primary focus of the renovation effort so far has been the creation of yoga and dance studios in the bottom floor of the structure. Pending appropriate approvals by the city, the owner hopes to open this floor for business by November 1.

City Offices will be closed:

Veteran's Day - Monday, November 11, 2013

Thanksgiving - Thursday and Friday, November 28-29



Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
College Hill Design Standards	formulate design standards for new construction	College Hill Core	stakeholders meeting held 10/27/11 on design concepts; PC meeting to discuss concepts scheduled for 11/13/13
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	PC reviewed proposal 10/23/13; probable CC meeting in Nov
Sunnyside Heights Addition No. 7 Preliminary Plat	divide 3.4 acres into 11 lots and public streets in R2 zone	north of intersection of SW Center Street and SW Panorama Drive	staff reviewing application
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Zoning Code Amendment (Recreational Marijuana)	code amendment to regulate recreational marijuana facilities	Citywide	CC passed six-month moratorium 9/24/13; staff developing standards
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting tentatively scheduled for 12/4/13 in Colfax
PBC/KIP Communication Tower Conditional Use Permit (C-13-3)	construct 165-foot-tall cell tower and related facilities	east of City Cemetery and south of Pullman Regional Hospital	BOA approved permit 10/21/13
Pullman High School Reconstruction Conditional Use Permit (C-13-4)	demolish portion of existing building, renovate 47,000 square feet of existing building, and add 135,000 square feet of floor area	510 NW Greyhound Way	staff reviewing application
College Hill Historic Property Inventory	use federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	consultant filed draft survey report 8/19/13; DAHP approved report 10/10/13; staff preparing close-out documents
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 40 properties	vicinity of Grand Avenue and Main Street	DAHP approved application 6/10/13; CC meeting to review contract scheduled for 11/12/13
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the local historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	staff reviewing nomination request; CC meeting scheduled for 11/12/13
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the local historic register	northeast corner of NE Spring and E. Main Street	staff reviewing nomination request; CC meeting scheduled for 12/2/13
940 Maple Street Addition site plan (13-5)	add four bedrooms to existing duplex	940 NE Maple Street Extension	staff requested applicant to revise site plan
Pullman Armory Renovation site plan (13-7)	renovation of existing building into retail space and 7 dwellings	540 E. Main Street	staff approved site plan 9/30/13
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square- foot lot	1245 NE Valley Road	staff requested applicant to revise site plan
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Pullman Airport Repeater Project site plan (13-10)	install 40-foot-tall communication tower at water reservoir site	2902 Airport Road	staff approved site plan 10/24/13
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WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Relay Application Innovation Office Building site plan (13-11)	construct 5,800-square-foot building on 83,445-square-foot lot	895 SE Clearwater Drive (south of Pullman Regional Hospital)	staff requested applicant to revise site plan
Medstar Hangar site plan (13-12)	add 1,300-square-foot mobile home to existing hangar	Pullman-Moscow Airport (7740 Airport Complex North)	staff requested applicant to revise site plan
PBC/KIP Communication Tower site plan (13-13)	construct 165-foot-tall cell tower and related facilities	east of City Cemetery and south of Pullman Regional Hospital	staff requested applicant to revise site plan
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University



KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list..

2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.